



3.0 AFFECTED ENVIRONMENT

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3.1 Socio-Economic Conditions

3.1.1 Land Use Patterns

Site

The Naval Annex site consists of three parcels totaling 42 acres in size. The primary uses on site are offices and parking. FOB #2 is located on the largest parcel and consists of eight wings in the north/south direction which vary from three to five stories in height. The building has approximately one million gross square feet, of which approximately 750,000 square feet comprises net usable office space used by various military tenants. The other two parcels are primarily developed as parking lots. The smallest parcel is also home to the Navy Exchange “Quarters K” Citgo Service Station that serves military personnel, military retirees and drivers of government vehicles, as well as members of the public who seek to use the compressed natural gas (CNG) and ethanol pumps. The northern parcel has two main characteristics – a plateau that runs from the western portion of the property for approximately 1,150 feet; and a severely graded bank that slopes down to the east, towards Columbia Pike.

Surrounding Area

Land uses within a mile of the AFM precinct consist of a mix of open space and commercial, governmental, institutional, and residential activities. Generally, the area to the north is open, and the areas to the south and west are intensively developed. Immediately adjacent to the west of the site are a deli, an ethnic food store and a multi-storied Sheraton Hotel. A Virginia Department of Transportation facility and an Arlington County Community Service Board facility are two other uses located adjacent to the site, to the south of Columbia Pike. Most other uses to the west are separated from the site area by Washington Boulevard.

Arlington National Cemetery provides approximately 612 acres of open space to the north of the Naval Annex site. To the northwest, Fort Myers and Henderson Hall add to governmental uses in the area.

The area to the east consists of a single use, the Pentagon office and parking, which extend nearly up to the Potomac River. The Columbia Island Marina, a recreational use, and the George Washington Memorial Parkway, are also located to the east between the Pentagon and the Potomac River.

Pentagon City is located to the south. It includes high density uses such as retail malls consisting of departmental stores and movie theaters, residences consisting of high-rise apartment buildings, and offices. This area is physically separated from the Naval Annex site by Interstate 395, an elevated highway, with access between the two areas restricted to a few roads.

The area to the west and southwest, within the Foxcroft Heights, Penrose, Columbia Heights and Arlington View neighborhoods, is less dense compared to Pentagon City. Predominant uses

include single-family residences, two-family homes, some commercial uses and churches. The Foxcroft Heights neighborhood is located to the immediate west of the Naval Annex site. The dwellings within Foxcroft Heights are virtually identical; they are front- and side-gabled, one-story brick buildings with a variety of porch types, dating from the 1930s. There is also an enclave of Tudor Revival brick row houses and several 1950s high-rise apartment buildings. In addition to the residences, commercial uses line the Columbia Pike corridor.

3.1.2 Planning Control and Policies

Arlington County General Land Use Plan and Zoning

The General Land Use Plan is one of eight separate elements of *Arlington County's Comprehensive Plan* and is the primary policy guide for the future development of the County. The plan establishes the overall character, extent and location of various land uses and helps communicate the policy of the County Board to citizens, the business community, developers, and others involved in the development of the County. *The Zoning Ordinance and Map*, the *Capital Improvements Program*, and the *Interim Consolidated Plan* provide mechanisms for implementing the *Comprehensive Plan* and the *General Land Use Plan*.

The proposed AFM precinct is located on federal land and is not within a zoning district. In addition, the site and the adjacent residential neighborhood are not within a designated neighborhood conservation area. These areas are established by Arlington County, as part of their Neighborhood Conservation Program, to help preserve and enhance older residential areas and help provide housing at a range of price levels and densities.

Columbia Pike Initiative

In an effort to develop strategies to revitalize Columbia Pike, Arlington County established the Columbia Pike Initiative in 1998. The Initiative developed a long range vision and plan that provided recommendations for the improvement of the Columbia Pike corridor. This plan was adopted by the Arlington County Board in March 2002. The plan, *Columbia Pike Initiative – A Revitalization Plan*, identifies the Naval Annex site area and the adjacent neighborhood to the west as a potential ‘eastern gateway’ to the Columbia Pike Corridor. It also identifies the Naval Annex site as part of the National Capital Region’s monumental core and a location for a potential memorial or museum.

Arlington National Cemetery Master Plan and the Concept Land Utilization Plan

The *Arlington National Cemetery Master Plan*, prepared between 1993 and 1997, defines a vision and provides general guidelines for the Cemetery’s operation, preservation, management and development over the next 30 years. Proposed actions within the plan address a broad range of specific needs, including the upgrade of old and deteriorated utility systems, the improvement of vehicular entrances, the maximization of burial space, and potential expansion opportunities. The plan also discusses potential sites that could be acquired for the expansion of the Cemetery. In that context, the plan identifies the Naval Annex/FOB #2 as a suitable site for an internment area due to its adjacency to the Cemetery and the Department of Defense’s ownership of the

property. However, the plan emphasizes that a detailed analysis of the existing uses at this site would be necessary before the determination of suitability is confirmed.

The *Concept Land Utilization Plan, Arlington National Cemetery*, dated October 2000, provides a detailed analysis of land expansion options for the Arlington National Cemetery. It evaluates four sites (consisting of seven parcels), that include the Naval Annex site, as the initial candidates for the potential expansion of the Cemetery. The plan developed a conceptual layout plan for each site illustrating the potential expansion of the Cemetery. The layout plan for the Naval Annex site suggests the removal of FOB #2 buildings, parking and the existing service station, to provide space for ground interment, a columbarium area, and parking for 50 vehicles. The layout plan also proposes the realignment of Columbia Pike at its intersection with Joyce Street. The plan estimates that the Naval Annex site could yield approximately 17,400 graveyard sites for initial internments and provide wall niches for approximately 30,241 cremated remains.

Naval Annex and Pentagon Master Plans

Two planning studies are currently being undertaken in and around the study area. The Defense Authorization Act of Fiscal Year 2003 requires DOD to complete a master plan for the Naval Annex property. The master plan is being prepared and will address pedestrian circulation and the co-existence of the proposed Memorial, expansion of Arlington National Cemetery and potentially identify a four acre site for another memorial or museum. Also, DOD is in the process of revising the master plan for the Pentagon Reservation that will take into consideration planned changes to the area, including the proposed Memorial to the Victims of September 11th, 2001.

Memorials and Museums Master Plan

The National Capital Planning Commission, in cooperation with the Commission of Fine Arts and the National Capital Memorial Commission, prepared the *Memorials and Museums Master Plan* to guide the location and development of future commemorative and cultural facilities in the District of Columbia and its environs. In addition to identifying 100 potential sites for future memorials and museums, the master plan provides guidelines for accommodating these facilities, siting criteria, and implementation strategies.

The plan designates the “Federal Building #2, north of Washington Boulevard, Arlington, VA” site area as one of 20 Prime sites for the future development of commemorative facilities. Due to the Prime sites’ high visibility and strong axial relationships with the U.S. Capitol and the White House, the plan states that they “should be reserved for subjects of lasting historical and national importance.” In addition, the plan identifies the Naval Annex site area as providing an opportunity for a memorial or museum that would emphasize significant achievements and sacrifices such as those honored at the Arlington National Cemetery. General policies of the plan indicate that prominent sites, such as the promontory, should be reserved for significant memorials, and that locating commemorative works close to other civic projects is likely to increase tourism and educational opportunities. Potential memorial sites within the study area include the sloping area east of Federal Building #2 and an existing parking area south of Columbia Pike.

3.1.3 Demographics and Environmental Justice

The 2000 U.S. Census provides the basis for analyzing the demographic composition of the area around the project site. Population, household, and housing unit data were chosen for the wealth of demographic information that these variables offer. Executive Order 12898¹ requires Federal agencies to: 1) identify any disproportionately high and adverse effects on human health or human environment of minority and/or low-income populations resulting from Federal programs, policies, and activities, and 2) identify alternatives that may mitigate these impacts.

In the Census, persons are self-identified into one or more racial subgroups: White; Black or African-American; American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander; and Some Other Race. The Census also enumerates persons of Hispanic or Latino origin, who may be of any race.

While race data does not imply specific behavior patterns, it is useful in understanding the demographic setting and in identifying environmental justice communities of concern. Characterization of a group of persons as a potentially “affected community” requires the fulfillment of one of three criteria², as follows:

- a minority population of the affected area that exceeds 50 percent;
- a low-income population based on the Bureau of Census Current Population reports; or
- a minority population meaningfully greater than the minority population percentage in the general population, or other appropriate unit of geographic analysis.

Certain cultural, social, occupational, historical, or economic characteristics of an affected community may amplify the environmental affects of an action; a population may be more sensitive to and less resilient in adapting to the effects of an action than other communities. The distribution of the effects within the study area is important. Affected communities that would disproportionately bear the burdens compared to other nearby communities would be considered to experience high and adverse impacts related to the action.

Naval Annex Site

The site (and the adjacent property to the north) does not have any resident population, households, or housing units.

Foxcroft Heights

Foxcroft Heights has a population of 349 persons and 122 households. The average household size is 2.86, which is higher than Arlington County’s average household size. The area has a higher percentage of minority population relative to the County, particularly with respect to the Hispanic or Latino population. Based on race data, Foxcroft Heights qualifies as a potentially affected community.

¹ “Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations”. 1994.

² General Services Administration. NEPA Call-In, Environmental Justice Fact Sheet.

Compared to Arlington County, Foxcroft Heights has a slightly higher percentage of vacant units, but a lower percentage of rental units. In terms of rental units, Foxcroft Terrace is located at 720 S Ode Street. It has two buildings, with 29 units total. Rents range from \$875 per month for a one bedroom and \$1175 for a two-bedroom unit.

According to the Arlington County Department of Real Estate Assessments, seven homes in Foxcroft have sold since July 2000. Sale prices of the homes range from \$105,000 to \$180,000. According to the *Columbia Pike Initiative Plan*, it is difficult to coordinate improvements to the housing stock in Foxcroft Heights because of multiple ownership of properties. Foxcroft Heights has also been the subject of redevelopment discussions. This speculation has led to a significant number of investor-owned units in the neighborhood.

The Residential Program Center

This area is directly southwest of FOB #2 and is bordered by Columbia Pike to the north, Interstate 395 to the southeast, and Washington Boulevard to the southwest. The site has a population of 74, all of whom are residents of the Residential Program Center (RPC), a homeless shelter and substance abuse recovery center owned by the Arlington Community Services Board. The RPC is the only emergency shelter in Arlington that provides assistance with job training and substance abuse. As part of the constitution of the Penrose Civic Association, an elected officer serves as the representative of the Association of the Review Board of the Residential Program Center and attends the bimonthly review board meetings.

Of the 74 residents, 70 percent are considered a racial minority. This percentage is substantially higher than the percentage of Arlington County residents who are racial minorities. Of the residents, 16 percent are Hispanic or Latino – this percentage is lower than that of the County. Based on race data, this population is considered a potentially affected community for environmental justice analysis.

Study Area

To conduct a geographically accurate survey of the conditions, this analysis divides the study area into Census Tracts and, subsequently Block Groups and Blocks, which were then aggregated as such:

- the Naval Annex Site and property immediately north of the site (Census Tract 1034.01, Block Group 1, Block 1023 and Block 1021);
- the Residential Program Center, which is located to the south of the site across Columbia Pike (Census Tract 1034.01, Block Group 1, Block 1023);
- the nearby blocks of the Foxcroft Heights neighborhood, which is located to the west of the site (Census Tract 1025, Block Group 1, Blocks 1000, 1001, 1002, and 1003).

Persons enumerated at their usual place of residence are the fundamental unit of population. Households, which include all related family members and unrelated persons who occupy a housing unit, are the primary economic unit.

Table 3.1: Populations and Households in the Study Area

Category	Naval Annex	Foxcroft Heights	RPC Facility	Arlington County
Total Population	0	349	74	189,453
Total Households	0	122	0	86,352
Average Household Size	0	2.86	0	2.15

Table 3.2: Ethnic Minorities in the Study Area

Category	Naval Annex	Foxcroft Heights	RPC Facility	Arlington County
Total Population	0	349	74	189,453
Racial Minority ³	0%	55%	70%	31%
Hispanic or Latino ⁴	0%	32%	16%	19%

Housing units are the basic unit for housing data. Occupancy/vacancy rates and the tenure of housing units (i.e. rented or owned) are key indicators of neighborhood desirability. Homeownership is widely regarded as an aspect of neighborhood stability; low homeownership rates in an area could signal a more transient, less vital population.

Table 3.3: Housing Conditions in the Study Area

Category	Naval Annex	Foxcroft Heights	RPC Facility	Arlington County
Total Housing Units	0	129	0	90,426
% Vacant	0%	5%	0%	4%
% Occupied	0%	95%	0%	96%
% Renter-Occupied	0%	33%	0%	57%

Arlington County

The 2000 US Census indicates that, in 2000, Arlington County population was 189,453, an increase of about 11 percent since 1990. Arlington's population is increasingly diverse; more than nine percent of County residents are African-American and more than eight percent are Asian. Additionally, almost 20 percent of County residents are Hispanic, which reflects a more than 50-percent increase since 1990. Notably, Arlington County has the highest percentage of Hispanic residents, as a percentage of total population, than any other jurisdiction in Virginia.

Arlington's population is among the most highly educated in the nation. Approximately 90 percent of Arlington's high school graduates go to college. Arlington also has the highest percentage of people with bachelor's or graduate/professional degrees in the Washington D.C.

³ Defined for the purposes of this study as persons who categorized themselves as: Black or African American alone; American Indian and Alaskan Native alone; Asian alone; Native Hawaiian and Other Pacific Islander alone; some other race alone; or two or more races in data set P7 of Census 2000 Summary File 1, 100-Percent Data.

⁴ Hispanic or Latino of any Race, according to data set P8 of Census 2000 Summary File 1, 100-Percent Data.

area. More than a dozen colleges and universities have established campuses and programs in Arlington.

3.2 Cultural Resources

3.2.1 Archaeology and Historic Preservation

For purposes of this discussion, the term “archaeological resources” refers to cemeteries and prehistoric or historical subsurface sites. “Historic resources” refers to buildings, structures, or objects, including historic districts.

The National Register of Historic Places, established in 1966 and managed by the National Park Service, is the official list of structures, sites, objects, and districts that embody the historical and cultural foundations of the nation. More than 60,000 historic resources are listed. Properties that qualify for the National Register must possess historic integrity, as defined by the following seven aspects: location, design, setting, materials, workmanship, feeling, and association. The National Register currently includes more than 2,000 properties in Virginia.

National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, fewer than 2,500 historic places in the United States bear this distinction.

Historic resources can also be designated in state and local listings. The Virginia Landmarks Register, also established in 1966, is the state’s official list of properties important to Virginia’s history and is based on the same criteria as the National Register. Likewise, the Arlington County Historic Affairs and Landmark Review Board evaluates historic properties and recommends to the Arlington County Board that they be designated as historic districts and landmarks.

Naval Annex

Federal Office Building #2 was constructed as a three-story structure in 1940 and 1941 and has been occupied by various Department of Defense organizations since then. In 1943, a fourth floor was added and, in 1947, Wing 8 was constructed. Although the structure is more than 50 years old, it has not been listed on the National Register of Historic Places or any state or local landmark listings. The Naval Annex is, however, mentioned in the Arlington Historic Preservation program as a local historic resource.

Historically, the site was known as “Round Top.” The eastern two-thirds of the site were part of 6,000 acres that were deeded to Robert Howson in 1669; the western one-third belonged to James Robertson’s 800-acre landholdings, which were granted in 1729. Maps from 1860 and 1878 indicate that the site was part of Nelson Vorce’s landholdings and that a stream flowed westward through the property. Civil War Defense maps denote topographic features on the property that appear similar to current conditions. Maps from 1900 and 1925 indicate that the site was owned by John B. Clark. Likewise, topographic contour lines slope in an easterly

direction from 150 feet to 100 feet across the property, indicating that the site was a promontory. Although the 1925 map does not show structures on the site, it indicates that the Washington Virginia rail line curves along the northeastern border of the site. It also reveals that there were structures north of the rail line, a few scattered houses in today's Foxcroft Heights neighborhood, and structures across Columbia Pike to the south.

An aerial photograph dated January 11, 1934 indicates that the site had vegetation along the northern perimeter. It also shows that informal trails that crisscrossed the central open area. The Washington Virginia railroad line curved across the northeastern section of the project site, Columbia Pike bordered the site to the south, and roads bordered it to the west and east.

Arlington National Cemetery

Arlington National Cemetery is the Nation's principal shrine honoring men and women who have served in the United States Armed Forces. More than 260,000 people are buried at Arlington Cemetery, including veterans from all the nation's wars, from the American Revolution through the Persian Gulf War and Somalia. Over the years, it has become the site of major memorial events, as well as a major attraction for visitors to the Nation's capital.

The site was first settled by George Washington Parke Custis, who was the adopted son of President George Washington. Custis' son-in-law, Robert E. Lee, inherited interest in Arlington House and the surrounding grounds. The property remained in the Custis family's ownership until its occupation by Union troops during the Civil War. Arlington House was used as headquarters for the capital's defense and portions of the estate were allocated for military installations, including the portion that is present-day Fort Myer. In 1864, Secretary of War Edwin M. Stanton designated Arlington Mansion and 200 acres of ground immediately surrounding it as a military cemetery.

The Arlington House/Robert E. Lee Memorial/Section 29 was listed on the National Register in 1966. During the recent master planning process for the Cemetery, archaeological testing indicated the presence of a former waste dump in a 12.5-acre area of Section 29 immediately west of Arlington House. This dump contains artifacts dating to the original Custis/Lee occupation of the property. An Interagency Agreement between the Department of the Interior and the Department of the Army, signed 22 February 1995, stated that the 12.5-acre area (designated the Robert E. Lee Memorial Preservation zone) contains a "high potential for archaeological resources pertaining to the significance of Arlington House."

Arlington Memorial Amphitheater and the entire Arlington National Cemetery precinct are eligible for listing on the National Register. Based on the opinion of the Chief Historian for the National Park Service, the Cemetery may also be eligible for listing as a National Historic Landmark.

Freedman's Village

The Naval Annex is adjacent to land that was the site of Freedman's Village, although the exact boundaries of the village are not known. In 1863, this prototype community for freed slaves was

established on the Arlington Estate under the direction of General Howard, Director of the Freedman's Bureau. The site was a camp for Civil War "contrabands" – slaves who escaped to Washington, D.C., seeking freedom after President Lincoln emancipated the district's slaves. The exact location of Freedman's Village is not known, but is believed to have been in the southeastern section of Arlington National Cemetery, Sections 8, 47 and 25, along Eisenhower Drive. After the village was dedicated on December 4, 1863, many prominent government workers visited the area. For example, Sojourner Truth was appointed by the National Freedman's Relief Association to work at the Village, where she counseled, assisted with job placement, and helped residents resettle in the North.

Although Freedman's Village was established to grant temporary refuge for freed slaves, it grew into a community that provided housing, education, training for employment skills, church services, medical care and food for the former slaves. The community featured over 50 two-story duplex homes and a school, which grew from 150 to 900 students, including both children and adults. An industrial school trained residents as blacksmiths, carpenters, shoemakers and tailors; this training allowed the residents to support the village by making garments and furniture. Abbott Hospital had 50 beds and a 14-member staff. There were several Baptist and Methodist churches in the area, as well as a church in the village. Farm workers grew wheat, corn, potatoes and other vegetables to subsidize the Army rations that the villagers ate and to sell for profit. After the war, motivation to help the freed slaves dwindled. In 1882, the U.S. Supreme Court closed Freedman's Village, paid the descendants of the former owners for the site, and turned it over to the military. On December 7, 1887, the villagers were given 90 days to leave. In Section 27 of Arlington National Cemetery, near the Netherlands Carillon and the Marine Corps Memorial, nearly 3,800 former residents of the Freedman's Village are buried in grave marked "civilian" and "citizen." An interpretive marker, erected by the Civil War Trails, is in Foxcroft Heights Park, which is located at the corner of Oak Street and Southgate Road.

Foxcroft Heights

The Foxcroft Heights neighborhood is located along the southern boundary of Arlington Cemetery, just west of the Naval Annex. Foxcroft Heights was originally part of the vast stretch of farmland included in the Custis family's Arlington estate. In 1861, the government seized the property for nonpayment of taxes. By the early 1900s, the land had been conveyed numerous times and the unimproved property became the site of speculative development as a residential suburb of Washington, D.C.. The Central Building Company purchased the one-and-a-half acres that comprised most of today's Foxcroft Heights.

Between 1935 and 1940, the property was subdivided for the construction of freestanding single-family dwellings and row houses. Simultaneously, the landscape that encompassed the community was rapidly changed by the expansion of nearby government facilities, such as the Naval Annex and the Pentagon. With the exception of several parcels, including the area encircled by South Orme, Ode and Oak streets in the southwestern section of the community near Columbia Pike, much of the land has since been developed by the federal government.

Fort Myer Historic District

Fort Myer traces its origin as a military post to the Civil War. Since the War, it has been an important Signal Corps post, a showcase for Army cavalry and was the site of the earliest experiments in military aviation conducted by the Wright Brothers in 1908. Historic markers denote the site's role in the "World's First Public Passenger Flight" and the "First Heavier-than-Air Flight in Virginia."

The Fort Myer Historic District, which contains 51 buildings and two structures, was listed on the National Register in 1972. It is noted as a significant military battle site and its periods of significance are 1850-1874, 1875-1899, and 1900-1924. Fort Myer is also a designated National Historic Landmark and is listed on the Virginia Landmarks Register.

Quarters 1, one of six large residences on "General's Row" within Fort Myer, is also listed on the National Register of Historic Places and is a National Historic Landmark. It has been the residence of all Chiefs of Staff of the U.S. Army since 1910, including Douglas MacArthur and Dwight D. Eisenhower.

Pentagon

Completed in 1943, the Pentagon is associated with events and people that have shaped America's geopolitical role in the post-World War II period. The Pentagon is an internationally recognized symbol for the United State's emergence as a military "superpower" and is closely linked to the Nation's national defense system. It was built in the "stripped classical" version of architectural classicism, which was a major theme in federal architecture during the 1930s and 1940s. The Pentagon is the largest low-rise office building in the world.

The Pentagon Office Building complex was listed on the National Register in 1989. It is significant for its architecture/engineering, association with famous events, and association with famous persons. Its years of significance are 1941 and 1943. The Pentagon is also a National Historic Landmark as well as on the Virginia Landmark Register.

Columbia Pike

In 1808, the Columbia Turnpike Company was chartered to construct the Columbia Turnpike road to join the already constructed Little River Turnpike in Fairfax County. This early turnpike joined the Washington and Alexandria Turnpike, today's U.S. Route #1, and connected to a turnpike that ran from Mason's ferry landing through the Arlington Estate to the Alexandria-Washington Road.⁵ The first land in the area of the road was acquired as early as 1669 when Robert Howlon acquired 6,000 acres, which he soon sold to the Alexander family. George Washington later purchased land in Arlington County in the western portions of the Pike's eventual Route 4. During the first part of the 19th century, the Pike carried few passing wagons and carriages. During this time, George Washington Parke Custis of Arlington House was the largest landowner along the Pike.

⁵ Today, this turnpike is basically Arlington Ridge Road on the eastern side of the Cemetery and was closed by the Department of the Army in 1971.

VDOT Central Control Building

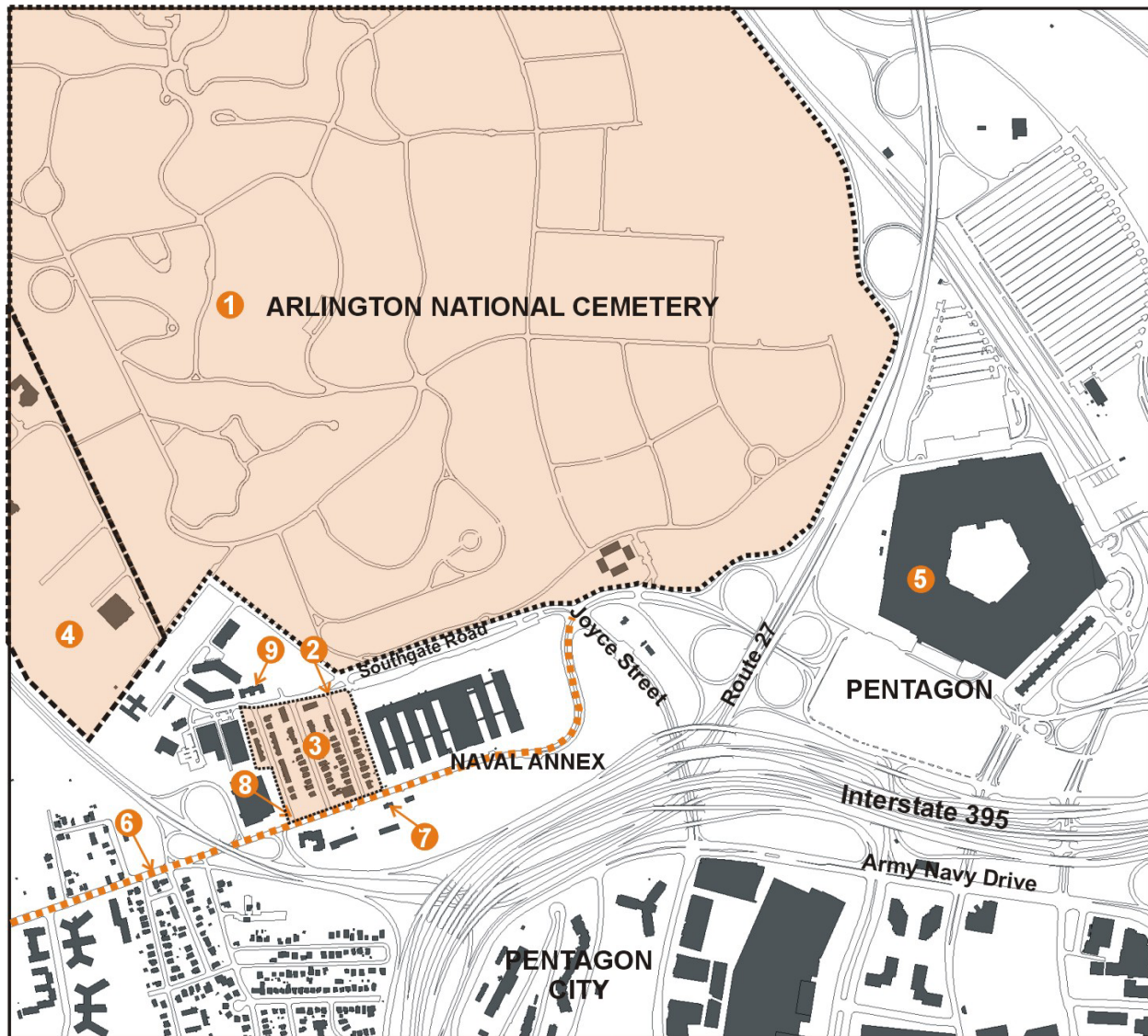
The Arlington Countywide Historic Resources Study identified this facility, located at 1440 Columbia Pike, as a potential historic site. The survey deemed the building to be “National Register Quality” based on age criteria (50 years and older) through field observation of existing buildings that were noted on the 1936 Sanborn Fire Insurance Maps and the 1943 Franklin Survey Map. The survey did not analyze the identified buildings to determine whether their architectural character and integrity still exist.

Arlington Chapel Site

A historical marker, located at the Northwest corner of Columbia Pike and South Orme Street, denotes the “Site of Arlington Chapel.” Arlington's first house of worship, the Chapel of Ease of Arlington Plantation, was built near this location. George Washington Parke Custis built it in 1825 for his family, neighbors, and servants. Union soldiers burned the building at the beginning of the Civil War; however, the congregation reestablished after the war and met in abandoned Federal barracks in this vicinity. After continuing in several locations along the Pike, the present site was purchased and the church building was dedicated on May 12, 1957. Trinity Episcopal Church, now located at South Wayne Street and Columbia Pike, is the successor congregation.

Abbey Mausoleum Site

The Abbey Mausoleum, a burial place for affluent Washingtonians, was demolished in February 2001. It was situated on private land near the Naval Annex and Henderson Hall. Built in the 1920s by the U. S. Mausoleum Company, the mausoleum was abandoned in the 1950s. After years of neglect and vandalism, the Navy gained Section 106 approval to remove the bodies interred there and demolish this National Register-eligible property. As part of the approval, it agreed to make architectural elements available to local governments. In September, Arlington's Historic Preservation Coordinator asked for the stained glass windows and skylight and five stone architectural elements. The glass may be installed in a public building, and the stonework may be used as sculptural pieces in a county park.

**LEGEND**

- 1. Arlington National Cemetery
- 2. Freedman's Village Interpretive Marker
- 3. Foxcroft Heights
- 4. Fort Myer Historic District

- 5. Pentagon
- 6. Columbia Pike
- 7. VDOT Building
- 8. Site of Arlington Chapel
- 9. Site of Abbey Mausoleum

Figure 3-1: Historic Properties in the Surrounding Area

3.2.2 *Visual Resources*

The area of visual influence for the proposed action is determined by estimating the visibility of the future Memorial to viewers from public places with consideration of the visual sensitivity of those viewers. The most important characteristic of the Naval Annex site, especially the promontory area, are the spectacular views that are afforded of Washington D.C. Due to its high vantage point, the promontory area also has high visibility, especially from the immediate surrounding areas.

The visual analysis includes a series of visual character areas that were determined through field reconnaissance. These are discussed below:

Visual Characteristics of the Site and Immediately Surrounding Area

The Naval Annex site is a part of the Pentagon Reservation controlled by the Department of Defense. There are several components that constitute the Reservation. These include the Pentagon Building, several parking areas that are associated with the Pentagon, and the Naval Annex site parcels.

As mentioned earlier, the Naval Annex site comprises three parcels. FOB #2 is situated at the highest parcel and, therefore, can be seen from the surrounding area. One of the most important characteristics of the site is its visual connection to Washington D.C. The promontory area offers a spectacular panoramic vista towards the east that includes views of the Pentagon building and the monumental core of Washington D.C. The dome of the US Capitol Building, the Washington Monument, the Jefferson Memorial, the Lincoln Memorial and the National Cathedral are some of the landmarks visible from the site (see Figure 3-2, Photos 1 and 2). The site also offers a view of the Arlington National Cemetery towards the north and I-395 and Pentagon City towards the southeast.

The Pentagon, with 6.5 million square feet of gross floor space, is one of the largest low rise office buildings in the world. It is four stories above ground, approximately 70 feet high on average, and is located at a lower elevation compared to FOB #2. It was built in the “stripped classical” form of architectural design (see Figure 3-2, Photo 3).

Arlington National Cemetery comprises approximately 612 acres of open space, to the north of the Naval Annex site. The visual environment within the Cemetery consists primarily of a gently sloping terrain, substantially treed, and lined with headstones and monuments (see Figure 3-2, Photo 4). An internal network of roads provides access to various portions of the Cemetery. The street nearest to the Naval Annex site is Patton Drive. This street is at a lower elevation compared to the promontory area and is separated from the Naval Annex site by existing trees, a stone wall and Southgate Road. There are a number of locations within the Cemetery where the vantage point is higher compared to Patton Drive and at a similar elevation to FOB #2. Amongst these are the Tomb of the Unknown Soldier and Arlington House.

Columbia Pike is an east-west roadway that is located immediately south of the Naval Annex site. To the west of the Naval Annex site, Columbia Pike is a commercial corridor lined with a

mixture of strip-like commercial development and residences. In the easterly direction, as Columbia Pike goes past FOB #2, motorists and pedestrians are offered a view of the Pentagon building and Washington D.C. Also visible are the parking areas on the Naval Annex south parcel, and FOB #2 (see Figure 3-2, Photo 5).

I-395 is an interstate highway that passes to the south of the Naval Annex site. Heading northbound on the highway, the Naval Annex site is located to the left and can be seen just before one begins to get a view of Washington D.C. Further to the north, as the highway crosses the Potomac River, a wide view of Washington D.C. that includes vistas of several landmarks, including the Jefferson Memorial, Lincoln Memorial, Washington Monument and the National Cathedral, is available to motorists. As motorists move along the southbound lanes, portions of Pentagon City and the Pentagon can be seen before FOB #2 becomes visible. The vantage point along the southbound lanes changes, from direct locations where vehicles face the eastern/southeastern face of FOB #2 to indirect locations where the wings of FOB #2 are perpendicular to motorists as they pass by the site (see Figure 3-2, Photo 6).

Distant Views of the Naval Annex Site

The Naval Annex site is located in an area that may potentially contribute to several distant viewsheds. These include the following: the Monumental Core in Washington D.C. (see Figure 3-2, Photos 7 and 8), areas along the waterfront in southeast Washington D.C (see Figure 3-2, Photo 9), and the George Washington Memorial Parkway (see Figure 3-2, Photo 10). For the purpose of this study, some key public areas were identified and a field reconnaissance was conducted to determine visibility of the site from these locations. These locations include the base of the Washington Monument, the Capitol Building steps, the Tidal Basin area, from the steps of the Lincoln and Jefferson Memorials, the Gravelly Point parking and recreational areas, the Navy Marine Memorial along the GWMP, the Iwo Jima Memorial in Rosslyn, and the Washington Channel waterfront. From the monumental core, FOB #2 is visible in the distance from the eastern end of the Tidal Basin. Similarly, the Naval Annex site is barely visible from the Washington Channel waterfront park. From the George Washington Memorial Parkway, the FOB #2 is not visible from the Gravelly Point Park parking and recreational areas or from the Navy Marine Memorial. The Naval Annex site is not visible from the base of the Washington Monument, from the steps of the Lincoln Memorial, or from Iwo Jima Memorial. Of these, the base of the Washington Monument is the only location where the site could potentially be visible during winter months.



Figure 3-2, Photo 1 – Promontory area, looking east towards Washington, D.C.

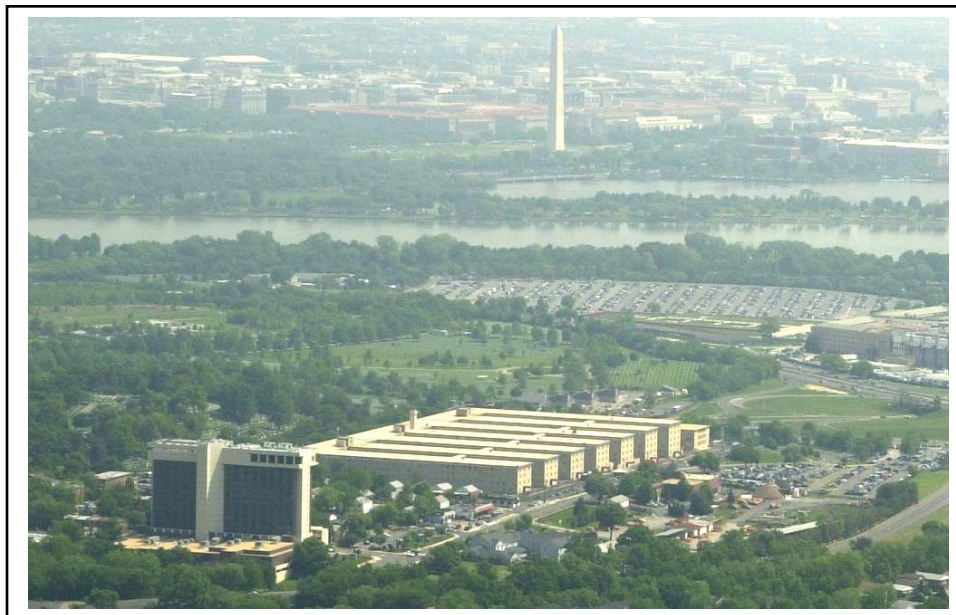


Figure 3-2, Photo 2 – Naval Annex site.



Figure 3-2, Photo 3 – Pentagon Building.

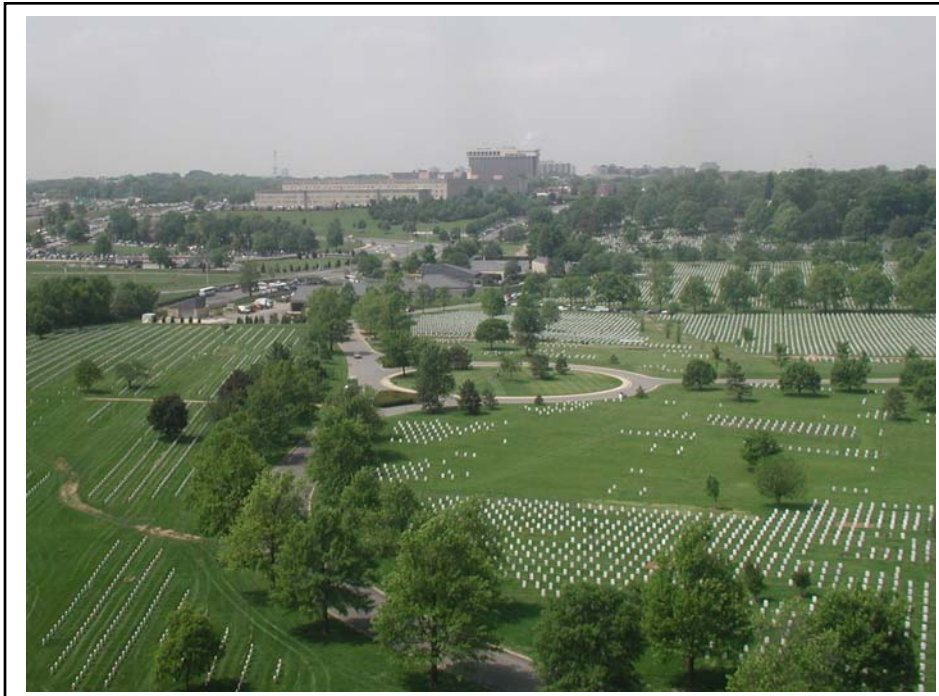


Figure 3-2, Photo 4 – Arlington National Cemetery, looking towards the Naval Annex site.